

Preliminary Assessment Report

Project 3012321, 4300 BROOKLYN AVE NE

Assessment Completed: 5/6/2011

Project Description: Land Use Application to allow a temporary staging area for light rail transit facility (Sound Transit). Review includes demolition of existing bank and office structures (35,438 sq. ft.) and 144,000 cu. yds. of grading. Environmental review includes demolition and construction staging for related projects (3012322, 3012323 and 3012324). Final Environmental Impact Statement (Dated November 1999) and The North Link Final Supplemental EIS (dated April 2006) prepared by Sound Transit.

Primary Applicant: [Terry Beals](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

DPD Drainage Requirements

Joseph P Berentsen, (206) 684-8613, Joe.Berentsen@seattle.gov

DPD Land Use Requirements

Darlene Edwards, (206) 684-5606, Darlene.Edwards@Seattle.Gov

DPD Preapplication Site Visit Requirements

Kathleen H Wilson, (206) 233-7932, Kathleen.Wilson@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Tammy Frederick, tammy.frederick@seattle.gov

Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Water Availability

K Younge, (206) 684-5975, Karen.Younge@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- Overview of the permit application process: [5 Steps for a Successful DPD Application Submittal](#).
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#) Client Assistance Memos.
- [Detailed zoning information](#).
- [DPD's Checklists & Standards](#), designed to help you make sure your permit application is complete and ready for review.

Requirements

DPD Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: Brooklyn Ave. NE

Sanitary sewer main size: 10" Diameter

Storm drainage main location: NE 43rd St.

Storm drainage main size: 18" Diameter

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E.

A completed Construction Stormwater Control and Soil Amendment Standard Plan is required and available at the following link: <http://www.seattle.gov/dpd/Codes/StormwaterCode/Forms/default.asp>

For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator. For more information, refer to:

<http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer.

Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following: Public storm drain system.

Contact SPU Engineering Services. See DR 3-2004 for more information.

DPD Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria

(<http://www.seattle.gov/transportation/rowimanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

BROOKLYN AVE NE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

NE 43RD ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Alley Requirements

ALLEY EAST OF SITE

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

Land Use

Based on the project scope. SEPA may be required. See DPD Director's Rule 17-2008 for more details (<http://web1.seattle.gov/dpd/dirrulesviewer/>).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for: bottom of cuts to ROW

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

BROOKLYN AVE NE

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inch inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

NE 43RD ST

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 4 inch inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

ALLEY EAST OF SITE

Concrete paving

V-shaped cross-section

Downstream inlet prior to crossing sidewalk

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Seattle City Light Requirements

Street/Alley Requirements

BROOKLYN AVE NE

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground electrical lines for streetlighting along Brooklyn Ave NE.

ALLEY EAST OF SITE

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along the alley.

Other Requirements

- Your project is located in a SCL Network area. Please contact the Electrical Service Engineer well in advance to coordinate electrical details for removal of existing electrical services prior to demolition. The Electrical Service Engineer should also be contacted to plan for temporary power during construction and for new service design. Your Electrical Service Engineer is: Ian Cooper, 206-386-9734, ian.cooper@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SPU Requirements

Water Availability

Your water availability assessment has been approved.
Water Availability Certificate reference number: 20110326
Water Availability Certificate status: Approved with No Changes
Prepared by: Karen Young

Existing Water System Information

Proximity of nearest fire hydrant is: 380 feet SE of property. Meets standards.
Water Main:
Size: 8 inches Material: Cast Iron Class: A
- Abutting
Water Main is available to serve in: Brooklyn Avenue NE
Distance of main to E margin of street is 25 feet.
Public ROW width is 70 feet.

Water Service(s):
Size: 1.5" Material: Galvanized Iron
Size: 2" Material: Copper
Size: 2" Material: Plastic
Size: 4" Material: Ductile Iron

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:
http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).